



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

December 13, 2010

ITEM I. CALL TO ORDER

...Councilor Gleason called the meeting to order at 6:00PM, Monday December 13, 2010.

ATTENDING: Councilor Gleason, Councilor Poirier, Brett Zick, Doug Taylor, Seth Lawless, Fred Boone, Chris Hills, Jeff Triezenberg, Jennifer Currin, Brad Johnson

ITEM II. APPROVAL OF MINUTES

...Mr. Zick moved to approve the minutes. Mr. Hills seconded the motion. Without objection, the minutes were approved.

ITEM III. OLD BUSINESS

1. First Avenue Phase I

Temporary Construction Easements have been collected. The railroad is holding out, going through process on that. Bidding soon, construction 9-10 months out.

2. Knightdale Park

Raleigh has informed the town that Utilities are not required to serve site and (the owners of the property north of the Park) W+W has been informed about the process for installing the sewer. Mr. Hills noted that staff has received site plan drawings and that they were close to beginning the formal Master Plan process.

Mr. Lawless noted that the budget committee had been reviewing the costs for the park. Mr. Hills inquired if the program would be squeezed and Mr. Lawless did not think so.

Councilor Poirier wanted to know when work would begin on the site and when the fields would be ready. Mr. Hills noted that work would begin by next summer, and the fields would probably be ready by Spring 2013.

3. Mingo Creek Greenway

The final public meeting at Town Hall in early December was lightly attended after two meetings in the neighborhoods. Mr. Hills noted that the likely terminus of the first phase of the greenway would be Mingo Creek Park.

4. Siphon Project

The river has been crossed and the Town is now in acceptance phase. Mr. Boone noted that staff had been talking to Raleigh about decommissioning pump stations or modifying the agreement so that we can decommission the station.

5. Comprehensive Plan

The LURB will review the document after the conclusion of this meeting. Mr. Hills asked that the committee endorse the plan.

...Councilor Poirier moved to endorse the update of the comprehensive plan. Councilor Gleason seconded. The motion passed unanimously.

6. Non-Conforming Street Frontages

Staff distributed the new ZTA draft that suggested moving toward a middle ground, modeled on Morrisville that would give leeway for areas of critical importance.

... Mr. Taylor arrived, 6:18PM.

Mr. Zick suggested that street trees be included in the improvements.

Mr. Hills noted that the goal of the policy was to ensure development met the criteria established by the council.

Councilor Poirier endorsed getting businesses to invest in some way, even if it wasn't necessarily road improvements.

Mr. Zick was concerned about the percentage of building renovation being pretty high; Mr. Hills agreed and suggested lowering the threshold to 25%.

Mr. Zick suggested that driveway widening may be a good start for improvement of the site.

Mr. Hills asked the committee to support further investigation into Morrisville's policies and report back in January. The committee agreed.

ITEM IV. NEW BUSINESS

1. Street Tree Inventory

Mr. Hills explained that the process would ID where we have trees and where we do not, followed by prioritization of corridors (likely through the LURB), and finally would include annual CIP requests. Mr. Lawless suggested investigation into cutting back of trees.

Mr. Gleason was interested in how street trees were involved in first avenue modifications. Mr. Boone noted that staff was asking homeowners to plant trees upon completion of the project.

2. ZTA-11-10: Side Setbacks in NMX, UR, and GR Zones

Ms. Currin explained her investigation into similar conditions in other subdivisions in the County and found that all contained alleys and some sort of setback. She noted that building code mandates six feet of building separation if there is no fire rated wall. Staff felt that some sort of minimum should be required for the “house” building type.

Mr. Lawless was interested in where the width of the site was defined. Staff explained that alleys are required when lots are less than sixty feet in width and the single family dwelling upon them has a garage.

Councilor Gleason expressed support for a minimum width of three feet.

Mr. Hills noted that a text amendment would be in the works for January or February.

3. Roundabout Design

Mr. Boone discussed the roundabout on Wide Waters Parkway and coming improvements to make it clearly a roundabout, while discussing the approach islands and either having monolithic or planted centers.

Mr. Taylor preferred monolithic, and the committee generally agreed. Councilor Gleason suggested that the monolithic be stamped to look like brick, and the committee agreed this was a more desirable solution.

ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

...Councilor Gleason moved to adjourn. Without objection, the meeting was adjourned at 7:04 PM.